



Church Row, Childrey OX12 9UT



Church Row, Childrey

A magnificent 5 bedroom village home set in private grounds of .85 of an acre with stunning views across the surrounding countryside. Arranged over 3 floors it features 3700' of accommodation including a 30' kitchen/breakfast room opening to a 21' sitting room with vaulted ceiling and a 16' gable window to the rear; drawing room with inglenook style fireplace and log stove, study and utility: outside there is a guest flat/annexe. In a delightful private setting on the edge of this pretty village there is an extensive drive, double carport and double garage whilst the gardens feature excellent privacy abutting open countryside.

The property is double glazed and features an air source heat pump with under floor heating to ground and first floor, radiators to the second floor.



Tenure - Freehold

Accommodation

Reception Hall: 17'1 x 10'4

Wood floor, down lighters, stairs to landing with cupboard under.

Cloakroom: 2-piece suite, panelled dado, wood floor, down lighters.

Study: 11'2 x 10'5 Two sash windows to front, down lighters.

Drawing Room: 19'7 x 15'5

Imposing Inglenook style brick fireplace with log stove, bi-fold doors opening to the garden, two windows flank the fireplace.

Kitchen/Breakfast Room: 30'10 x 26'7 (L-Shaped)

Range of storage units with stone worktops and a large central island with breakfast bar and wood worktop. Belfast sink, US style fridge/freezer, electric 4 oven AGA, induction hob, extractor hood, two dishwashers, recycling draw, larder cupboards, wine fridge.

Down lighters, wood floor, bi-fold doors to garden. Open way to:

Sitting Room: 21'2 x 17'

Imposing 16' vaulted ceiling and gable window affording superb views, bi-fold doors to the terrace, wood floor, exposed brickwork.





Utility Room: 9'3 x 6'4 Door to front loggia, cupboards, wood worktops and floor, appliance spaces, Belfast sink, Velux window.
 Second Cloakroom: 2-piece suite, wood floor, cupboard housing hot water tank and water softener.

Stairs to 1-Floor Landing: 21' x 10'4
 Sash window to front, exposed brickwork down lighters.

Master Bedroom Suite: Entrance hall, open way to:
 Bedroom: 15'5 x 12'11 Three double glazed sash windows to rear.
 Dressing Room: 8'9 x 8'6 Sash window to side, down lighters.
 En Suite Bathroom: 15'6 x 7'1 5-piece suite including a roll top bath, tiled shower cubicle, wood floor, two sash windows, radiator, down lighters.

Bedroom 2: 15'10 x 10
 Two sash windows to front, wardrobe.
 En Suite Shower Room: 3-piece suite, tiling, wood floor, chrome radiator, down lighters.
 Bedroom 3: 15'10 x 12'9 Sash window to rear, wardrobe.
 Bathroom: Fitted with a 4-piece white suite including bath and shower cubicle, tiling, window and radiator.
 Stairs to 2-Floor Landing: Sash window, down lighters, radiator.

Bedroom 4: 20'7 x 10'10
 Sash windows to front and rear, Velux windows, two radiators.
 Bedroom 5: 20'6 x 11'4
 Sash windows front and rear, Velux windows, two radiators.
 Shower Room: 3-piece suite including tiled shower cubicle, wood floor, down lighters, sash window, radiator, eaves cupboard.

Outside

The property has an extensive gated gravel drive with side fencing and a raised lawn border.
 Double Width Carport: 18'9 x 18'4 To the rear is a store and WC.
 Double Garage: 21'8 x 18'5 2 sets of twin doors, light/power, sink.

Annexe: 22'2 x 13'6
 Bi-fold doors to garden and vaulted ceiling. Kitchenette which has a range of storage units, wood worktops, hob and extractor hood and electric oven, fridge and dishwasher. Wood floor, Velux window, down lighters and electric panel heater.
 Shower Room: 3-piece suite, wood floor, radiator, down lighters.

The grounds feature an extensive stone terrace leads to a garden mainly set to lawn garden with ranch fencing.



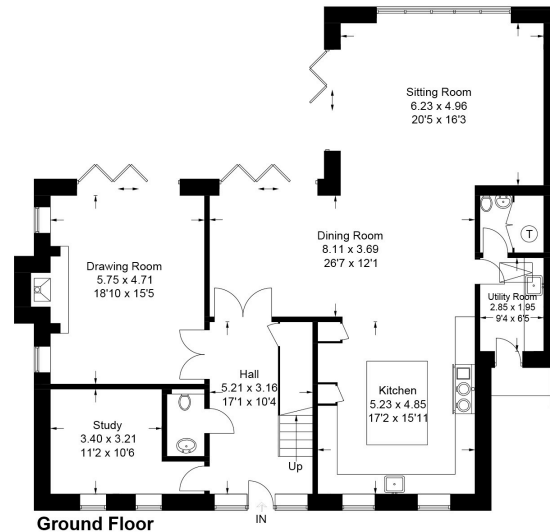
Directions: Leave Wallingford on the Wantage Rd. At Slade End roundabout take the second exit on to A4130 for approx. 4 miles. Take the 1st exit at the next roundabout on to Broadway (Didcot) B4016. At the roundabout take the second exit following along the Broadway, go through 4 roundabouts. At the next roundabout go straight across on to Wantage Rd/ B4493. At the roundabout take the first exit onto Harwell Link Rd. At the roundabout take the 2nd exit onto Reading Rd/A417. After 6.4 miles at the roundabout take the 1st exit onto Ormond Rd/A338; left onto Newbury St/A338, right onto Portway/B4507. After 2.5 miles take right into Hollow Wy/B4001. Continue straight onto Church Row.

Approximate Gross Internal Area
 Ground Floor = 345.6 sq m / 3720 sq ft
 Outbuildings = 105.1 sq m / 1131 sq ft
 Total = 450.7 sq m / 4851 sq ft

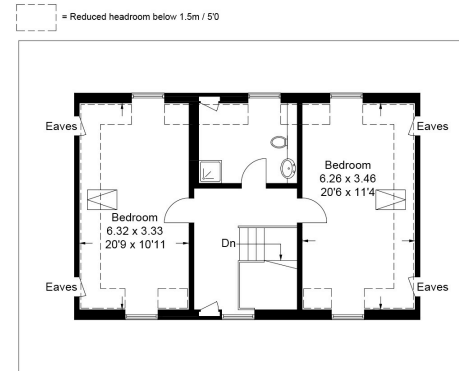


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	84
EU Directive 2002/91/EC			
www.epc4u.com			

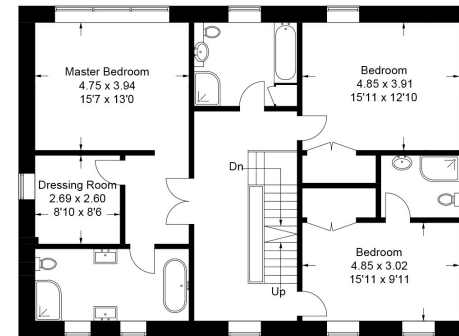
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



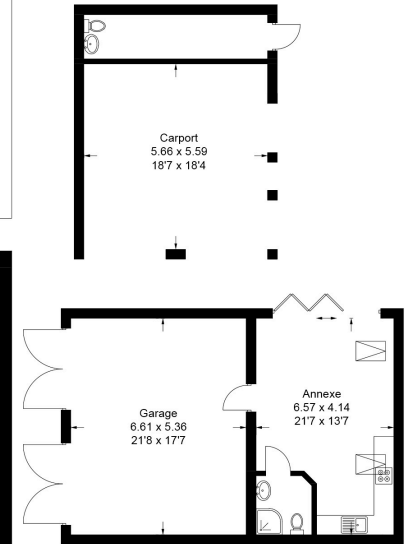
Ground Floor



Second Floor



First Floor



Outbuildings
 (Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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